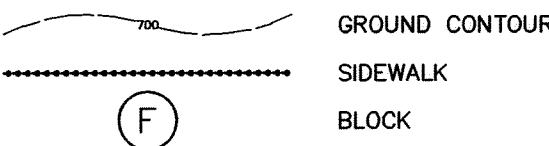


MATCHLINE
SHEET 1

MATCHLINE
SHEET 1

LEGEND



0' 50' 100' 200'
SCALE: 100'

LOCATION MAP
N.T.S.

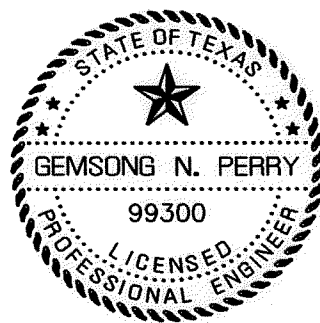
STREET NAME	ROW WIDTH	PVMT WIDTH (F-F)	CURB TYPE	SIDEWALK	LENGTH (FT)	CLASS
GRAND AVENUE PARKWAY	114'	32'	BOTH SIDES	CURB & GUTTER	6'	1960.08 MAD 4
HAMPTON BLISS TRACE	56'	36'		CURB & GUTTER	4'	836.34 LOCAL
TRAVESIA WAY	84'	22'	BOTH SIDES	CURB & GUTTER	4'	227.79 LOCAL
MCALOON WAY	56'	36'		CURB & GUTTER	4'	1484.22 LOCAL
HAWTHORNE HEIGHTS TRAIL	56'	36'		CURB & GUTTER	4'	684.00 LOCAL
COPPER ELLIS TRACE	56'	36'		CURB & GUTTER	4'	345.73 LOCAL
REMINGTON RESERVE WAY	56'	36'		CURB & GUTTER	4'	1156.06 LOCAL
CANBERA TRAIL	84'	22'	BOTH SIDES	CURB & GUTTER	4'	238.99 LOCAL
SERENE FLEMING TRACE	56'	36'		CURB & GUTTER	4'	528.90 LOCAL
BELMONT STABLES LANE	56'	36'		CURB & GUTTER	4'	602.88 LOCAL
KENNEDY GRACE LANE	56'	36'		CURB & GUTTER	4'	1521.12 LOCAL
TRANQUIL LANE	56'	36'		CURB & GUTTER	4'	1064.94 LOCAL
DOVER FERRY CROSSING	56'	36'		CURB & GUTTER	4'	1270.87 LOCAL
MEADOW LANE	50'	30'		CURB & GUTTER	4'	787.05 LOCAL
KENTER CROSSING	56'	36'		CURB & GUTTER	4'	143.51 LOCAL
TOTAL					14,753.23	

LAND USE	LAND USE SUMMARY		INTENSITY	ACREAGE
	QUANTITY	DENSITY		
SINGLE FAMILY LOTS + 40x100'	377	5.07 LOTS/ACRE	.30-.40:1 FAR	41.530
AMENITY CENTER	1	N/A	N/A	1.186
WATER QUALITY POND	1	N/A	N/A	6.235
LANDSCAPE LOTS	4	N/A	N/A	1.952
ROW	N/A	N/A	N/A	23.441
TOTAL	383			74.344

PRELIMINARY PLAN
FOR
**RACEWAY SINGLE FAMILY
SUBDIVISION**
(A SMALL LOT SUBDIVISION)
A SUBDIVISION OF 74.344 ACRES
CITY OF AUSTIN
TRAVIS COUNTY, TEXAS
377 SINGLE FAMILY LOTS, 1 POND LOT,
1 AMENITY CENTER LOT, & 4 LANDSCAPE LOTS
MARCH 2010

I, GEMSONG PERRY, A REGISTERED PROFESSIONAL ENGINEER, DO HEREBY
CERTIFY THAT THE INFORMATION CONTAINED ON THIS PRELIMINARY PLAN
COMPLIES WITH THE SUBDIVISION ORDINANCES AND THE DESIGN AND
CONSTRUCTION STANDARDS ADOPTED BY THE CITY OF AUSTIN, TEXAS.

Gemsong Perry
GEMSONG PERRY
REGISTERED PROFESSIONAL ENGINEER NO. 99300
JONES & CARTER, INC.
1701 DIRECTORS BOULEVARD, SUITE 400
AUSTIN, TEXAS 78744



ENGINEER/SURVEYOR:

JONES & CARTER, INC.
ENGINEERS • PLANNERS • SURVEYORS
Texas Board of Professional Engineers Registration No. F-439

1701 DIRECTORS BLVD., STE. 400
AUSTIN, TEXAS 78744
(512) 441-9493 (Phone)
(512) 445-2286 (Fax)

OWNER:

CRVI RACEWAY DEVELOPMENT
& CRVI RACEWAY HOLDINGS

301 CONGRESS AVENUE
SUITE 500
AUSTIN, TX 78701
(512) 494-8510 (Phone)

DEVELOPER:

PULTE HOMES
OF TEXAS, LP

1501 SUN CITY BLVD.
GEORGETOWN, TX 78633
(512) 931-6810 (Phone)

SHEET 3 OF 3

DESIGN: GNP/CHECK: GTB

NOTES:

- THIS SUBDIVISION WILL BE DESIGNED IN ACCORDANCE WITH TITLE 30-2-232.
- ALL STREETS IN THIS SUBDIVISION WILL BE CONSTRUCTED TO URBAN STREET STANDARDS WITH A CURB AND GUTTER SECTION AND SIDEWALKS. ALL STREET WIDTHS SHALL BE SHOWN ON STANDARD ROADWAY SECTIONS THIS SHEET.
- ALL STREETS IN THIS SUBDIVISION WILL BE PUBLIC.
- PROPERTY OWNER AND/OR HIS/HER ASSIGNS SHALL PROVIDE FOR ACCESS TO THE DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY THE CITY OF AUSTIN AND TRAVIS COUNTY FOR INSPECTION OR MAINTENANCE OF SAID EASEMENTS.
- PRIOR TO THE RECORDING OF ANY FINAL PLAT OF ALL OR A PORTION OF THIS PRELIMINARY PLAN, FISCAL SECURITY SHALL BE PROVIDED FOR THE FOLLOWING IMPROVEMENTS:
A. STREET CONSTRUCTION AND RELATED INFRASTRUCTURE, INCLUDING PAVING, DRAINAGE, SIDEWALKS, WATER SUPPLY, AND WASTEWATER COLLECTION.
B. ENVIRONMENTAL AND SAFETY CONTROLS, AND OTHER RELATED ITEMS (e.g., EROSION AND SEDIMENTATION CONTROLS, RESTORATION, CHANNEL WORK, PIPE IN EASEMENTS, DETENTION, WATER QUALITY PONDS, etc.) AS DETERMINED PRIOR TO FINAL PLAT APPROVAL. THE RESTORATION COST ESTIMATE WILL BE BASED ON DISTURBED AREAS.
- WATERSHED STATUS - THIS PROJECT IS LOCATED IN THE RATTAN AND GILLELAND CREEK WATERSHED, WHICH ARE CLASSIFIED AS SUBURBAN WATERSHEDS, AND SHALL BE DEVELOPED, CONSTRUCTED AND MAINTAINED IN CONFORMANCE WITH THE TERMS AND CONDITIONS OF CHAPTER 30-5 OF THE CITY LAND DEVELOPMENT CODE. THE WATER QUALITY EASEMENTS SHOWN ARE FOR THE PURPOSE OF ACHIEVING COMPLIANCE PURSUANT TO CHAPTER 30-5 OF THE CITY LAND DEVELOPMENT CODE. THE USE AND MAINTENANCE OF THESE EASEMENTS IS RESTRICTED BY SECTIONS 30-5-211 AND 30-5-213. THEREOF MAINTENANCE OF THE WATER QUALITY CONTROLS REQUIRED ABOVE SHALL BE ACCORDING TO THE STANDARDS AND SPECIFICATIONS CONTAINED IN CHAPTER 30-5, THE ENVIRONMENTAL CRITERIA MANUAL (ECM) AND OTHER ORDINANCES AND REGULATIONS OF THE CITY. BUFFERING/SCREENING REQUIREMENTS COMPLYING TO ECM FOR THE DETENTION WATER QUALITY CONTROL WILL BE PROVIDED IN CONJUNCTION WITH SUBDIVISION CONSTRUCTION PLANS.

- NO PORTION OF THIS SITE LIES WITHIN THE FEMA 100-YEAR FLOODPLAIN PER THE FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO 48453C0260H DATED SEPTEMBER 26, 2008, TRAVIS COUNTY, TEXAS AND INCORPORATED AREAS.
- THE OWNER/DEVELOPER OF THIS SUBDIVISION/LOT SHALL PROVIDE AUSTIN ENERGY WITH ANY EASEMENT AND/OR ACCESS REQUIRED, IN ADDITION TO THOSE INDICATED, FOR THE INSTALLATION AND ONGOING MAINTENANCE OF OVERHEAD AND UNDERGROUND ELECTRIC FACILITIES. THESE EASEMENTS AND/OR ACCESS ARE REQUIRED TO PROVIDE ELECTRIC SERVICE TO THE BUILDING, AND WILL NOT BE LOCATED SO AS TO CAUSE THE SITE TO BE OUT OF COMPLIANCE WITH CODE 30-5 OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE.
- THE OWNER SHALL BE RESPONSIBLE FOR INSTALLATION OF TEMPORARY EROSION CONTROL, REVEGETATION AND TREE PROTECTION FOR ELECTRIC UTILITY WORK REQUIRED TO PROVIDE ELECTRIC SERVICE TO THIS PROJECT. THIS ELECTRIC UTILITY WORK SHALL ALSO BE INCLUDED WITHIN THE LIMITS OF CONSTRUCTION FOR THIS PROJECT.
- ALL FINISHED FLOOR ELEVATIONS IN THIS SUBDIVISION SHALL BE 1.0 FOOT MINIMUM ABOVE THE 100 YEAR FREQUENCY FLOOD LEVEL. MINIMUM FINISHED FLOOR ELEVATIONS FOR ANY LOT ADJACENT TO A WATERWAY WILL BE SET ON THE FINAL PLAT CONSTRUCTION ON ANY LOT WILL NOT CAUSE PONDING, EROSION, OR INCREASED FLOW ON ADJACENT PROPERTIES.
- NO OBJECTS, INCLUDING BUT NOT LIMITED TO, BUILDINGS, FENCES, OR LANDSCAPING, SHALL BE ALLOWED IN A DRAINAGE EASEMENT EXCEPT AS APPROVED BY THE CITY OF AUSTIN AND TRAVIS COUNTY.
- AUSTIN ENERGY HAS THE RIGHT TO PRUNE AND/OR REMOVE TREES, SHRUBBERY AND OTHER OBSTRUCTIONS TO THE EXTENT NECESSARY TO KEEP THE EASEMENTS CLEAR. THE UTILITY WILL PERFORM ALL TREE WORK IN COMPLIANCE WITH CHAPTER 30-5 OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE.
- ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR ASSIGNS EXCEPT FOR THE WATER QUALITY DRAINAGE EASEMENT WHICH WILL BE MAINTAINED BY THE CITY OF AUSTIN.
- BUILDING SETBACK LINES SHALL BE IN CONFORMANCE WITH THE CITY OF AUSTIN ZONING ORDINANCE REQUIREMENTS.
- ALL WATER AND WASTEWATER SYSTEM IMPROVEMENTS MUST BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF AUSTIN WATER AND WASTEWATER SYSTEM DESIGN CRITERIA AND SPECIFICATIONS. ALL WATER AND WASTEWATER PLANS MUST BE PRESENTED TO AUSTIN WATER UTILITY FOR REVIEW AND APPROVAL. ALL WATER AND WASTEWATER CONSTRUCTION MUST BE INSPECTED BY THE CITY OF AUSTIN.
- SIDEWALK NOTE: PUBLIC SIDEWALKS, BUILT TO CITY OF AUSTIN STANDARDS, ARE REQUIRED AS INDICATED IN TABLE 1 AND ALONG GRAND AVENUE PARKWAY AND ALL OTHER INTERNAL STREETS, AS SHOWN BY A DOTTED LINE ON THE FACE OF THE PLAT. THESE SIDEWALKS SHALL BE IN PLACE PRIOR TO THE LOT BEING OCCUPIED. FAILURE TO CONSTRUCT THE REQUIRED SIDEWALKS MAY RESULT IN THE WITHHOLDING OF CERTIFICATES OF OCCUPANCY, BUILDING PERMITS, OR UTILITY CONNECTIONS BY THE GOVERNING BODY OR UTILITY COMPANY. LDC, 30-3-191
- PRIOR TO CONSTRUCTION ON LOTS IN THIS SUBDIVISION, DRAINAGE PLANS WILL BE SUBMITTED TO THE CITY OF AUSTIN AND TRAVIS COUNTY FOR REVIEW. RAINFALL RUNOFF SHALL BE DETAINED BY THE USE OF ON-SITE PONDING, RSPM PARTICIPATION OR OTHER APPROVED METHODS.
- NO LOT SHALL BE OCCUPIED UNTIL THE STRUCTURE IS CONNECTED TO THE CITY OF AUSTIN WATER AND WASTEWATER UTILITY SYSTEM.
- MAINTENANCE OF THE WATER QUALITY CONTROLS REQUIRED FOR THIS PROJECT SHALL BE TO THE STANDARDS AND SPECIFICATIONS CONTAINED IN SECTION 30-5 OF THE ENVIRONMENTAL CRITERIA MANUAL, AND OTHER ORDINANCES AND REGULATIONS OF THE CITY OF AUSTIN.
- ALL STREETS, DRAINAGE, SIDEWALKS, WATER AND WASTEWATER LINES, AND EROSION CONTROLS SHALL BE CONSTRUCTED AND INSTALLED TO CITY OF AUSTIN STANDARDS.
- ALL ELECTRIC UTILITY ACTIVITY INSIDE THE SUBDIVISION SHALL BE INCLUDED UNDER THE DEVELOPMENT PERMIT, INCLUDING STREET LIGHTS.
- TWO OFF-STREET PARKING SPACES ARE REQUIRED FOR EACH DWELLING UNIT. SECTION 30-2-232(C)(15).
- WATER QUALITY CONTROLS ARE REQUIRED FOR ALL DEVELOPMENT WITH IMPERVIOUS COVER IN EXCESS OF 20% OF THE NET SITE AREA OF EACH LOT PURSUANT TO LDC SECTION 30-5-211.
- LOTS 4, BLOCK A, LOTS 25 AND 81, BLOCK F, LOT 12, BLOCK C, AND LOTS 1 AND 2, BLOCK G, ARE RESTRICTED TO NON-RESIDENTIAL USES AND WILL BE OWNED AND MAINTAINED BY THE HOMEOWNERS' ASSOCIATION AND/OR HIS/HER ASSIGNS.

- THIS PROJECT DOES NOT LIE OVER THE EDWARDS AQUIFER RECHARGE ZONE.
- EXISTING CONTOUR INFORMATION WITHIN THE SITE BOUNDARY WERE GENERATED FROM A GROUND SURVEY PROVIDED BY REAGIS C. CRESGAR, R.P.L.S. No. 3836. EXISTING CONTOUR INFORMATION OUTSIDE THE SITE BOUNDARY WERE GENERATED FROM CITY OF AUSTIN GIS DATABASES.
- APPROVAL OF THIS PRELIMINARY PLAN DOES NOT CONSTITUTE APPROVAL OF ANY DEVIATION FROM THE CITY'S LAND DEVELOPMENT REGULATIONS IN THE FINAL PLAT, CONSTRUCTION PLAN OR SITE PLAN STAGE, UNLESS SUCH DEVIATIONS HAVE BEEN SPECIFICALLY REQUESTED IN WRITING AND SUBSEQUENTLY APPROVED IN WRITING BY THE CITY. SUCH APPROVALS DO NOT RELIEVE THE ENGINEER OF THE OBLIGATION TO MODIFY THE DESIGN OF THE PROJECT IF IT DOES NOT MEET ALL OTHER CITY LAND DEVELOPMENT REGULATIONS OR IF IT IS SUBSEQUENTLY DETERMINED THAT THE DESIGN WOULD ADVERSELY IMPACT THE PUBLIC'S SAFETY, HEALTH, WELFARE OR PROPERTY.
- WATER SERVICE SHALL BE PROVIDED BY THE CITY OF AUSTIN THROUGH ITS PARTICIPATION IN THE BRUSHY CREEK REGIONAL WASTEWATER SYSTEM PER WASTEWATER SER # 2590.
- ELECTRIC SERVICE WILL BE PROVIDED BY ONCOR ELECTRIC DELIVERY.
- TELEPHONE SERVICE WILL BE PROVIDED BY SBC/AT&T.
- EROSION/SEDIMENTATION CONTROLS ARE REQUIRED FOR ALL CONSTRUCTION ON EACH LOT, PURSUANT TO LDC 30-5-181, AND THE ENVIRONMENTAL CRITERIA MANUAL.
- ALL RIGHT-OF-WAY RETURNS ON LOCAL STREETS HAVE A 15' RADIUS.
- NO CONSTRUCTION OR PLACEMENT OF STRUCTURES INCLUDING BUILDINGS, SHEDS, POOLS, LANDSCAPING OR GARDENS IS ALLOWED WITHIN A CRITICAL ENVIRONMENTAL FEATURE BUFFER ZONE PER SECTION 30-5-181 OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE.
- THIS PROJECT IS LOCATED IN THE CITY OF AUSTIN 2 MI ETJ AND TRAVIS COUNTY.
- EROSION/SEDIMENTATION CONTROLS ARE REQUIRED FOR ALL CONSTRUCTION ON EACH LOT, INCLUDING SINGLE FAMILY AND DUPLEX CONSTRUCTION, PURSUANT TO LDC 30-5-181, AND THE ENVIRONMENTAL CRITERIA MANUAL.
- ALL CORNER LOTS ARE REQUIRED TO BE A MINIMUM OF 4,500 SQUARE FEET.
- AN ADMINISTRATIVE VARIANCE TO LDC 30-5-42 WAS GRANTED ON MAY 24, 2010 TO ALLOW CUT UP TO 12 FEET FOR THE CONSTRUCTION OF WATER QUALITY/DETENTION PONDS.
- WETLAND CFP'S WILL BE MITIGATED VIA WETPOND PLANTINGS.
- WITHIN A SIGHT LINE EASEMENT ANY OBSTRUCTION OF SITE LINE BY VEGETATION, FENCING, EARTHWORK, BUILDINGS, SIGNS, OR ANY OTHER OBJECT WHICH IS DETERMINED TO CAUSE A TRAFFIC HAZARD IS PROHIBITED AND MAY BE REMOVED BY ORDER OF THE TRAVIS COUNTY COMMISSIONERS COURT AT THE OWNER'S EXPENSE. THE PROPERTY OWNER IS TO MAINTAIN AN UNOBSTRUCTED VIEW CORRIDOR WITHIN THE BOUNDS OF SUCH EASEMENT AT ALL TIMES.
- AN ADMINISTRATIVE WAIVER TO 30-2-153(D) BLOCK LENGTH WAS GRANTED.

BEARING BASIS NOTE:

HORIZONTAL DATUM BASED ON TEXAS STATE PLANE
COORDINATE SYSTEM, NAD 83, TEXAS CENTRAL ZONE.
COORDINATES AND DISTANCES SHOWN ARE SURFACE
VALUES. COMBINED SCALE FACTOR IS 1.000116386.